

**Billings County Zoning Meeting
August 20, 2015**

Members present: Paul Krush, Cathy Cerkoney, Joseph Kessel, & Karen Putnam

Members absent: John Tczap, Anita Kessel, & Connie Kasian

Others present: Tax & Zoning Director Stacey Swanson & Tim Hlebechuk

The meeting was called to order by acting chairman Joseph Kessel at 1:00 p.m.

Cathy Cerkoney moved to approve the minutes from the July 16, 2015 regular zoning meeting. Karen Putnam seconded. All voted aye.

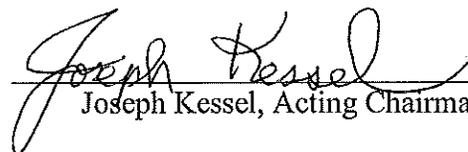
The board was informed of a potential zoning violation for construction without a permit. Tim Hlebechuk whose property is located on a 20.01 acre tract in section 22-142-99 (12839 22nd ST SW) submitted a zoning application requesting an addition to a residence and was present to answer questions. No variance or conditional use permit is required and the addition falls within permitted uses of the property. Cathy Cerkoney made a motion to approve the application. Karen Putnam seconded. All voted aye.

Chimney Butte Land Company, LP: Request to extend application 2014-16: Conditional Use Permit to construct 2 mobile homes on a 152.6 acre site in sections 4 & 5-143-99 (1217 Hwy 85 SW). Location of Chimney Butte special waste landfill. Property is zoned agricultural and owned by Stone Johnny, LLP. One mobile home is existing and the second mobile home would be moved in. Discussion ensued regarding the sewer permit. Karen Putnam made a motion to approve the renewal of the application contingent upon verification that the Southwest District Health Unit application for sewer and water is approved. Paul Krush seconded. All voted aye.

Zoning Director Swanson presented an amendment to the Zoning Ordinance regarding procedures for hearing notices. Discussion ensued regarding the types of zoning requests to receive notices. Zoning Director Swanson wanted to clarify that zoning notices are considered courtesy and failure to receive a notice does not invalidate any zoning decision. Karen Putnam made a motion to adopt the amendment to the zoning ordinance. Cathy Cerkoney seconded. All voted aye.

Information was given to the board for an upcoming tour in Watford City on water education.

With there being no further business, Cathy Cerkoney moved to adjourn at 1:38 p.m. Paul Krush seconded. All voted aye.



Joseph Kessel, Acting Chairman



Juliana Pemberton, Acting Secretary